

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room will be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, JUNE 15, 2023 AT 6:00 PM

The hearing is being held to consider the City Planning Commission's proposed rezoning of 11500, 11510, 11530, 11534, and 11542 Conner Avenue between Flanders and St. Patrick Avenues, found on District Map No. 26 of the 2019 Detroit City Code by amending Chapter 50, 'Zoning,' Article XVII, Section 50-17-28 to show an R2 Two-Family Residential zoning district classification where a PD Planned Development zoning district classification is currently show.

The location of the subject properties is indicated as the shaded area on the accompanying map.

The pertinent zoning district classifications are described as follows:

PD – PLANNED DEVELOPMENT DISTRICT

The PD district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing, and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

R2 – TWO-FAMILY RESIDENTIAL DISTRICT

The R2 Two-Family Residential District is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the "raise your hand" icon at the bottom of the screen or press ALT-Y or a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at (313) 224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjUlczN3UT09>

Or iPhone one-tap:

US: +12678310333, 96355593579# or +13017158592, 96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

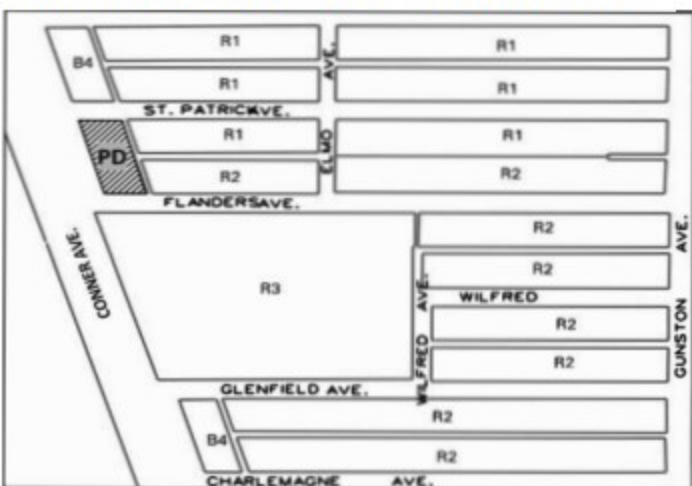
US: +1-267-831-0333 or +1-301-715-8592 or +1-312-626-6799 or

+1-213-338-8477 or +1-253-215-8782 or +1-346-248-7799

Webinar ID: 963 5559 3579

CPC Webpage:

<https://detroitmi.gov/government/commissions/city-planning-commission>



Shaded Area is proposed to be rezoned from PD to R2